

Excerpts  
Planning Commission Minutes  
November 8, 2000

**Application No. ZT-53-00, York County Board of Supervisors:** Request to amend the York County Code, Chapter 24.1, Zoning, Section 24.1-306, Table of Land Uses, to prohibit the following uses in the IL (Limited Industrial) zoning district: meeting halls, recreational, social uses, or private clubs operated by social, fraternal, civic, public, or similar organizations (category 4, number 1); pre-school, child care, nursery schools (category 5, number 1); convenience stores (category 10, number 5); camera shops, one-hour photo service (category 10, number 8); florists (category 10, number 9); bike stores, including rental/repair (category 10, number 28); optical goods, health aids or appliances (category 10, number 30); second hand, used merchandise retailers (category 10, number 34); and barber/beauty shops (category 11, number 2).

Mr. Cross presented a summary of the memorandum to the Commission dated October 23, 2000 containing the staff recommendation of approval through the adoption of proposed Resolution PC00-28.

Discussion followed about whether retail dry cleaning establishments and other "apparel services" should be prohibited in the IL district. After some discussion it was decided to postpone any recommendation until the Commission can discuss it during the Zoning Ordinance review. The members also mentioned other uses and ultimately agreed to revisit those items, as well, during the Zoning Ordinance review to consider recommending special use permits for certain activities in the IL district. Mr. Hendricks recommended that the Commission approve the text amendment sponsored by the Board of Supervisors and at a later time consider the use permit issue. Mr. Heavner agreed.

Mr. Cross, responding to Mr. Shepperd, clarified that the word "bike" refers specifically to bicycles and not to motorcycles.

Chair Semmes opened the public hearing. There being no one to speak, he closed the public hearing.

Ms. White moved the adoption of Resolution PC00-28 and it carried unanimously.

PC00-28

On motion of Ms. White, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE YORK COUNTY CODE, CHAPTER 24.1, ZONING, SECTION 24.1-306, TO PROHIBIT CERTAIN USES IN THE LIMITED INDUSTRIAL ZONING DISTRICT

WHEREAS, at its meeting on September 19, 2000, the York County Board of Supervisors sponsored Application No. ZT-53-00 to amend the York County Zoning Ordinance to prohibit certain uses in the Limited Industrial (IL) zoning district; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 8<sup>th</sup> day of November, 2000, that Application No. ZT-53-00 be transmitted to the Board of Supervisors with a recommendation of approval to amend Chapter 24.1, Zoning, of the York County Code, Section 24.1-306 (Category 4-Community Uses, Category 5-Educational Uses, Category 10-Commercial/Retail, Category 11-Business/Professional Service, and Category 15-Limited Industrial Activities) to read and provide as follows:

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P = PERMITTED USE S = PERMITTED BY SPECIAL USE PERMIT  USES	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 4 - COMMUNITY USES												
1. Meeting Halls, Recreational, Social Uses, or Private Clubs Operated by Social, Fraternal, Civic, Public, or Similar Organizations		S	S	S	S	S	S	S	P	S		-	P
2. Any Recreational or Social Uses Approved as a Part of a Subdivision or Site Plan and Operated Primarily for Use of Residents or Occupants of Such Development	P	P	P	P	P	P				P			

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P = PERMITTED USE S = PERMITTED BY SPECIAL USE PERMIT  USES	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 5 - EDUCATIONAL USES												
1. Pre-school, Child Care, Nursery School		S	S	S	S	S	P	P	P	S	P	-	
2. Elementary, Intermediate, High School and/or Vo-Tech and Related Support Facilities													
a) York County Public Schools	P	P	P	P	P	P	P	P	P	P	S	S	S
b) Other		S	S	S	S	S	S	S	P	S	S	S	S
3. Technical, Vocational, Business School								S	P		P	P	
4. College/University		S						S	P		P		

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USES  P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 10 - COMMERCIAL / RETAIL												
1. Antiques/Reproductions, Art Gallery							P	P	P	P	P		
2. Wearing Apparel Store							P	P	P		P		
3. Appliance Sales									P		P		
4. Auction House								P	P		P		
5. Convenience Store							S	S	P		P	-	
6. Grocery Store							P		P		P		
7. Book, Magazine, Card Shop							P	P	P		P		
8. Camera Shop, One-Hour Photo Service							P	P	P		P	-	P
9. Florist							P	P	P		P	-	P
10. Gifts, Souvenirs Shop								P	P		P		
11. Hardware, Paint Store								P	P		P	P	P
12. Hobby, Craft Shop								P	P		P		
13. Household Furnishings, Furniture									P		P		
14. Jewelry Store								P	P		P		
15. Lumberyard, Building Materials									S		P	P	P
16. Music, Records, Video Tapes								P	P		P		
17. Drug Store							S	S	P		P		
18. Radio and TV Sales								S	P		P		
19. Sporting Goods Store								P	P		P		
20. Firearms Sales and Service								S	S		S		
21. Tobacco Store								P	P		P		
22. Toy Store								S	P		P		
23. Gourmet Items/Health Foods/Candy/ Specialty Foods/Bakery Shops							P	P	P		P		
24. ABC Store								P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales									P	P	P	S	S
26. Office Equipment & Supplies								P	P		P	P	P
27. Pet Store							S	P	P		P		
28. Bike Store, Including Rental/Repair							P	P	P		P	-	P
29. Piece Goods, Sewing Supplies							P	P	P		P		
30. Optical Goods, Health Aids or Appliances								P	P		P	-	P
31. Fish, Seafood Store									P	P	P		
32. Department, Variety, Discount Store									P		P		
33. Auto Parts, Accessories (new parts)								P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)													
a) without outside display/ storage								P	P			-	
b) with outside display/storage								S	S			-	

35. Storage shed and utility building sales/display									S			P	P
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USES	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 11 - BUSINESS / PROFESSIONAL SERVICE												
1. Broadcasting Studio								P	P		P	P	P
2. Barber/Beauty Shop							P	P	P		P	P	P
3. Apparel Services (Dry Cleaning/Laundry retail) Laundromat, Tailor, Shoe Repair, Etc.)							P	P	P		P	P	P
4. Funeral Home								S	P		P		
5. a) Photographic Studio							S	P	P		P	P	P
b) Film Processing Lab								S	P		P	P	P
6. Household Items Repair									P		P	P	P
7. Personal Services (Fortune Teller, Tattoo, Pawn Shop, Etc.)									S				
8. a) Banks, Financial Institutions							P	P	P		P		
b) Freestanding Automatic Teller Machines							P	P	P	S	P		
9. Offices						S	P	P	P		P	P	P
10. Hotel & Motel								S	P	S	P		
11. Timeshare Resort						S			S	S	S		
12. Restaurant/Sit Down								P	P		P		
13. Restaurant/Brew-Pub									P		P		
14. Restaurant/Fast Food								S	P		P		
15. Restaurant/Drive In								S	P		P		
16. Restaurant - Carry-out/Delivery only							S	P	P				
17. Small-Engine Repair (lawn and garden equipment, outboard motors, etc.)									P	P	P	P	P
18. Tool, Household Equipment, Lawn & Garden Equipment, Rental Establishment									P		P	P	P
19. Establishments Providing Printing, Photocopying, Blueprinting, Mailing, Facsimile Reception & Transmission or similar business services to the general public, and business and professional users								P	P		P	P	P
20. Professional Pharmacy							P	P	P		P		

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